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December 10, 2004

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Agenda No. 13
10/26/04

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: CONDITIONAL USE PERMIT NUMBER 02-301-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permit which proposes to construct a commercial development consisting of a Walgreens drug store, two restaurants, retail shops, and a bank on the subject property in the Quartz Hill Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By


PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

PJG:di

Enclosures

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**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 02-301-(5)**

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly noticed public hearing on this proposed Conditional Use Permit No. 02-301-(5) on October 26, 2004. The Los Angeles County Regional Planning Commission ("Commission") conducted its duly noticed public hearing on this proposal on June 9, 2004. This conditional use permit request was heard concurrently with Zone Change No. 02-301-(5) and Vesting Tentative Parcel Map No. 26903.
2. The applicant is proposing to construct a commercial development consisting of a Walgreens drug store, two restaurants, retail shops, and a bank on the subject property.
3. A conditional use permit is required to ensure compliance with the requirements of the proposed Development Program ("DP") pursuant to Sections 22.20.170 and 22.40.040 of the Los Angeles County Code ("County Code").
4. The subject site is located at the northwest corner of Avenue N and 50th Street West in the Quartz Hill Zoned District.
5. The irregularly shaped property is 4.88 net acres (5.16 gross acres) in size with level topography. The site is currently vacant.
6. At the time this land use application was filed, the project site was zoned A-1-10,000 (Light Agricultural-10,000 square feet minimum lot area). On October 26, 2004, the Board approved Zone Change No. 02-301-(5) which rezoned the subject property C-2-DP (Neighborhood Business-Development Program). The zone change has become effective.
7. Surrounding zoning is A-10,000 to the north, east, and west. Property across the street to the south is located within the City of Palmdale and is zoned C-3 (General Commercial).
8. There are single-family residences and vacant properties to the north, east and west of the project site. An Albertson's supermarket (77,349 square feet), a gas station/convenience store, and retail shops are currently under construction on the property across the street to the south within commercial zoning in the City of Palmdale.
9. The project is consistent with the C-2-DP zoning classification. Pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code"), property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of a conditional use permit and an approved

development program. Commercial uses such as supermarkets, drug stores, restaurants and banks are permitted in the C-2 zone, pursuant to Section 22.28.130 of the County Code.

10. The property is depicted in the Urban 1 1/2 (up to 2.0 dwelling units and/or acre) land use category of the Antelope Valley Areawide General Plan Land Use Policy Map. This category permits residential development. However, the Plan provides an "Unmapped Neighborhood Commercial" category that allows locally-serving commercial uses in areas not specifically designated for commercial development subject to the following Unmapped Neighborhood Commercial Conditions for Development:

A. Location

- i. The proposed use should be located on the major roadways or at community focal points such as major intersections and established neighborhood shopping facilities.
- ii. The proposed use should be located and designed so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking, and circulation patterns.
- iii. The necessary public services should be readily available.

B. Scale

- i. The scale of local service uses, in terms of acreage and permitted floor area, should be limited to that which can be justified by local community and neighborhood needs. In most instances, such uses, individually or in aggregate, should not exceed five acres in size.
- ii. The height of proposed service facilities should not exceed the general profile established by existing uses, and should in no event exceed that permitted in the neighboring residential development.
- iii. The overall scale and intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting.

C. Design

- i. The site should be to the extent possible compact and regular in shape to minimize impacts upon adjacent non-commercial developments.

- ii. The facility should be designed and operated in such a fashion as to minimize the negative impacts upon adjacent lands:
 - a. All outdoor lighting should be oriented away from residential areas;
 - b. All parking lot and loading areas shall be suitably screened from adjacent residences to minimize noise, fumes, etc.;
 - c. The site should be landscaped so as to cause it to blend into the surrounding area more easily;
 - d. Development of the site should reflect locally recognized architectural themes and enhance overall community character; and
 - e. All roof equipment should be screened from the view of adjacent residents.
- iii. Local commercial signs and graphic displays should generally be confined to the façade surface of the business establishment, and should not project above the roof line nor disrupt the architectural design of the structure.
- iv. Free-standing signs should generally be discouraged, and permitted only where they are determined to be aesthetically and functionally appropriate.
- v. Off-site signs should be prohibited.

D. Access and Traffic

- i. The design of the project should insure that anticipated traffic generation does not adversely impact streets and highways. Wherever possible, access from adjacent interior residential streets should be prohibited.
 - ii. Access, egress, and on-site parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.
11. The project complies with the criteria required for the "Unmapped Neighborhood Commercial" category in that the proposed use is located at the intersection of two major highways, Avenue N and 50th Street West, with access provided from these highways, rather than from adjacent residential streets, thereby minimizing impacts to the surrounding neighborhood.

12. The proposed use is located and designed not to invade or disrupt established existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns since the project is required to provide traffic improvements including the dedication of additional street right-of-way and payment for the cost of installation of a traffic signal at the intersection of Avenue N and 50th Street West. Necessary public services such as water, sewer, and utilities are readily available.
13. The five proposed commercial buildings, which total approximately 34,560 square feet and 16 percent lot coverage, consist of a Walgreens drug store, two restaurants, retail shops, and a bank. These commercial uses can be justified by local community and neighborhood needs.
14. The proposed buildings are all one-story and do not exceed a height of 33 feet. The buildings are proposed to be designed in an "Early California" architectural style which reflects locally recognized architectural themes. The overall scale, design and intensity of proposed local service uses are in keeping with the surrounding neighborhood.
15. To minimize impacts to adjacent non-commercial developments, a 400-foot long, six to eight feet high concrete masonry wall shall be constructed on the northern property boundary adjacent to single-family residences.
16. The permittee's conceptual landscape plan depicts landscaping provided on all street frontages and throughout the project site, totaling approximately 15 percent of the net lot area.
17. All roof equipment shall be required to be screened from view and all outdoor lighting shall be oriented away from residential areas. Local commercial signs and graphic displays shall be confined to the façade surface of the business establishments and shall not project above the roof line nor disrupt the architectural design of the structure. A maximum of one free-standing sign shall be permitted on each lot. Off-site and outdoor advertising signs shall be prohibited.
18. Findings 11 through 17, also demonstrate that the proposed commercial center conforms to the following goals and is consistent with the following policies of the Los Angeles Countywide General Plan ("General Plan"):
 - A. Goal: To maintain and enhance the quality of existing residential neighborhoods.

Policy: Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and locational controls. (P4)

- B. Goal: To situate commercial activities in viable clusters that conveniently serve their market areas.
- Policy: Place major emphasis on channeling new intensive commercial development into multipurpose centers. (P6)
- C. Goal: To encourage high quality design in all development projects, compatible with, and sensitive to, the natural and manmade environment.
- Policy: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic. (P15)
19. Vesting Tentative Parcel Map No. 26903 is a related request to create five commercial lots on the 4.88-acre subject property.
20. At its public hearing, the Commission received oral and written testimony regarding the proposed development including staff's presentation and the applicant's presentation.
21. One person testified at the public hearing before the Commission stating concerns about impacts from the proposed development on adjoining residential uses.
22. Several comment letters were submitted regarding the project. The City of Palmdale requested that the project be required to match the City's roadway alignment by providing dedication of 63 feet and 72 feet of right-of-way from the centerline on Avenue N and 50th Street West, respectively. However, the County Department of Public Works determined that the traffic study did not warrant provision of the additional right-of-way. The Quartz Hill Town Council Executive Committee submitted a letter thanking the applicant for presenting the project to the community. A nearby property owner expressed opposition to the project due to concerns about general adverse impacts from commercial uses and a desire to maintain the residential character of the community. The applicant's traffic engineer also submitted a correction of the traffic study's recommended mitigation measures for street right-of-way dedication.
23. At the public hearing before the Board, planning staff made a brief presentation. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board and no correspondence was presented.
24. The proposed project complies with the development standards of the C-2 zone, as set forth in Section 22.28.170 of the County Code, as follows:

A. Pursuant to Section 22.28.170.A. of the County Code, no more than 90 percent of the net area of the subject property shall be occupied by buildings, with a minimum of ten percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area. The applicant's site plan depicts approximately 16 percent of the net area occupied by buildings and the conceptual landscape plan depicts approximately 15 percent of the net area landscaped. The applicant's site plan is in compliance with the lot coverage and landscaping requirements of the C-2 zone;

B. Pursuant to Section 22.28.170.B. of the County Code, parking facilities shall be provided as required by Part 11 of Chapter 22.52. Pursuant to the County Code the parking requirements for the proposed commercial development are as follows:

Commercial - retail

One space/250 square feet of building

Restaurants -

One space/each three persons based on the occupant load determined by the County Engineer.

Pursuant to Section 22.52.1084 of the County Code, every nonresidential use shall provide and maintain on-site loading and unloading spaces as required by such section. There shall be one Type "A" (12 feet in width by 24 feet in length) loading space each for the Drug Store and for Building "D."

Per Section 22.52.1060.E.2 of the County Code, a minimum of two percent of the gross area of the parking lot shall be landscaped. Landscaping shall be distributed throughout the parking lot, so as to maximize the aesthetic effect and compatibility with adjoining areas.

The site plan submitted by the applicant dated April 6, 2004, depicts the following commercial building square footage which is used to calculate the commercial/retail parking requirement.

26,650 square feet retail space/250 = 107 parking spaces required.

As the restaurants are proposed and not existing, there is no occupant load determination by the County Engineer. The applicant is proposing to provide 80 parking spaces for the restaurants which will be used in the parking calculations when a restaurant application has been submitted under the Revised Exhibit "A" process. In addition, the parking calculations will need to be verified based on the occupant load determined by the County Engineer.

Total parking spaces required = 187 spaces required

For 187 parking spaces, the Americans with Disabilities Act requires six spaces accessible to and reserved for persons with disabilities, and one of these shall be van-accessible.

The applicant's site plan depicts 218 parking spaces, 202 standard and 16 accessible to persons with disabilities. A minimum of two Type "A" loading spaces shall be provided, one for the Drug Store on Lot 3 and one for Building "D" on Lot 5.

- C. In compliance with Section 22.28.170.C of the County Code, no structure shall exceed a height of 35 feet above grade. The applicant's site plan depicts a maximum building height of 28 feet with a tower that is a maximum of 33 feet in height.
 - D. Any outside display and storage shall conform to Sections 22.28.170.D and E of the County Code. The applicant is not proposing any outside display or storage as part of this request.
- 25. The applicant has not provided any sign plans or elevations. As a condition of approval of this grant, the applicant will be required to submit sign plans and elevations in compliance with Part 10 of Chapter 22.52 of the County Code.
 - 26. There is no request for the on- or off-site sale of alcoholic beverages within any store or restaurant included with this proposal. The applicant shall be required to obtain a conditional use permit prior to allowing any alcoholic beverage sales at the commercial plaza.
 - 27. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
 - 28. As a condition of approval of this grant, the applicant shall be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.

29. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on flood, noise, water quality, biota, cultural resources, visual qualities, traffic, and utilities. Prior to the release of the proposed Mitigated Negative Declaration for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Board, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.
30. The Board considered the Initial Study and Mitigated Negative Declaration together with the comments received during the public review process, and found on the basis of the whole record before it that there is no substantial evidence the project will have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board.
31. This project is not *de minimus* in its effect of fish and wildlife resources. Therefore, the project is subject to payment of California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
32. Approval of this conditional use permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Parcel Map No. 26903. Additionally, the mitigation measures contained in the Mitigation Monitoring Program are incorporated by reference into the conditions of approval for this permit.
33. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval and implementation of the Mitigation Monitoring Program will ensure compatibility with surrounding land uses and consistency with all applicable Antelope Valley Areawide General Plan and General Plan policies.

34. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision in this matter is based is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDE:

- A. That the proposed uses with the attached conditions and restrictions, and with implementation of the Mitigation Monitoring Program, will be consistent with the applicable portions of the adopted Antelope Valley Areawide General Plan and General Plan;
- B. That with the attached conditions and restrictions, and with implementation of the Mitigation Monitoring Program, the requested uses at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said uses with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such uses would generate, and by other public or private service facilities as are required;
- E. That the proposed project at the proposed location has been designed to be compatible with the surrounding area in terms of land use patterns, design, and established community character; and
- F. That the development program submitted provides necessary safeguards to insure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has previously adopted the Mitigated Negative Declaration and certified that it had been completed in compliance with CEQA and the State and County CEQA Guidelines related thereto and adopted the Mitigation Monitoring Program for the project; and
2. Approves Conditional Use Permit No. 02-301-(5) subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 02-301-(5)

1. This grant authorizes the use of the subject property for a commercial center on five commercial lots, as depicted on the approved Exhibit "A" (dated April 6, 2004) or an approved revised Exhibit "A," subject to all of the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 8, and 50.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. The property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder no later than the time of recordation of the final map for Vesting Tentative Parcel Map No. 26903. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
7. Within five days following the final approval date of this conditional use permit, remit a \$1,275 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall

deposit with the County of Los Angeles the sum of \$3,750. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 25 biennial inspections. The inspections shall be unannounced.

9. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible for the cost of such enforcement activity and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

12. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Parcel Map No. 26903. In the event that Vesting Tentative Parcel Map No. 26903 should expire without the recordation of a final map, this grant shall terminate upon the expiration of such tentative parcel map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative parcel map (dated April 6, 2004), and the approved Exhibit "A" (dated April 6, 2004) or an approved revised Exhibit "A."
14. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of the Department of Regional Planning ("Director").
15. The maximum total floor area and lot coverage of the buildings shall not exceed 34,650 square feet on approximately 16 percent of the net lot area for the entire property.
16. A minimum of 15 percent of the net lot area for each lot shall be landscaped and a minimum of two percent of the gross area of the parking lot shall be landscaped.
17. No structure shall exceed a height of 33 feet above grade.
18. Five commercial buildings which may include a drug store with a drive-thru pharmacy, two restaurants with drive-thrus, and bank/retail/office buildings shall be permitted as depicted on the approved Exhibit "A" (dated April 6, 2004), or an approved revised Exhibit "A," provided required parking spaces and loading areas are designed in compliance with Part 11 of Chapter 22.52 of the Zoning Code. As proposed, the permittee shall provide a minimum of 218 parking spaces, 202 of which are standard parking spaces, 16 of which are accessible to persons with disabilities and one of which shall be van accessible, developed to the specifications listed in Section 22.52.1060 of the County Code. Two Type "A" (12 feet in width by 24 feet in length) loading spaces shall be provided, one for the Drug Store on Lot No. 3 and one for Building "D" on Lot No. 5.
19. The permittee shall submit a copy of the project Conditions, Covenants, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Parcel Map No. 26903.
20. Operating hours of all commercial buildings, except for the restaurant drive-thru windows, shall not extend beyond the hours of 8:00 a.m. to 10:00 p.m. seven days a week. Operating hours of restaurant drive-thru windows shall not extend

beyond the hours of 6:00 a.m. to 12:00 a.m. seven days a week. All deliveries to the subject property shall not extend beyond the hours of 8:00 a.m. to 10:00 p.m. seven days a week.

21. The permittee shall post five signs prohibiting loitering on the subject property. One sign shall be posted on each lot. The location of these signs shall be depicted on a revised Exhibit "A."
22. Electronic locking devices or similar mechanisms shall be installed on all shopping carts to prevent carts from being taken from the subject property.
23. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare.
24. All roof-mounted equipment shall be screened to the extent needed to mitigate visual impacts from adjacent residences to the satisfaction of the Director.
25. All parking lot and loading areas shall be suitably screened from adjacent residences to minimize noise, fumes, etc.
26. Development of the site shall reflect locally recognized architectural themes and enhance overall community character to the satisfaction of the Director.
27. Business signs and graphic displays shall be confined to the façade surface of the business establishments, and shall not project above the roof line nor disrupt the architectural design of the structures. Outdoor advertising and off-site signs are prohibited on the subject property. A maximum of one freestanding sign is permitted on each lot. Prior to the installation of any signs on the subject property, the permittee shall submit to the Director for review and approval three copies of dimensioned sign elevations for all proposed signs.
28. The permittee shall maintain all areas of the premises over which the permittee has control free of litter. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures, or a combination of these. To ensure that trash and cooking odors are kept to a minimum, trash bins shall be picked-up a minimum of three times a week.
29. This grant does not authorize the sale of alcoholic beverages for on- or off-site consumption. The permittee shall be required to obtain a conditional use permit prior to allowing any alcoholic beverage sales.
30. The storage or use of hazardous materials by the permittee or by tenants of the commercial buildings is prohibited.
31. The use of amplified sound equipment that produces sound that is audible outside of the buildings is prohibited.

32. Any outside display or storage shall comply with Section 22.28.170 D and E of the County Code.
33. All utilities shall be placed underground.
34. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
35. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
36. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m, and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
37. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
38. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
39. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
40. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required.
41. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.
42. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
43. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

44. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
45. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director.
46. Prior to the issuance of any grading or building permit, a site plan shall be submitted to and approved by the Director indicating that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.
47. Prior to the issuance of any grading permit, the permittee shall submit to the Director for review and approval three copies of a revised landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Drip irrigation systems or other water-conserving devices shall be employed for all plantings except for ground cover and grasses.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and by the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g., trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved landscaping plans.

Permitted Plantings. Trees, shrubs and/or ground cover indigenous to the local region shall be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent such landscaping can be found on a list compiled by the Los Angeles County Fire Department which can be obtained from them. This list may be amended as approved by Fire Department staff.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground cover as well. However, if the permittee can prove to the satisfaction of Director that use of 50 percent or more of locally indigenous species is not possible due to County fire safety requirements, then the Director may determine that a lower percentage of such planting may be required. In those areas where the Director approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at

least 30 percent. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by the Director and the Fire Department. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of building permits for any construction the permittee shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within eight months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished, at the time of review, the Director may require replacement planting as necessary to assure completion in accordance with such plan.

48. The following development program conditions shall apply:

- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property;
- b. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director; and
- c. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

49. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of a revised Exhibit "A" to be approved by the Director prior to issuance of grading permits;
 - b. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;
 - c. Prior to occupancy clearances by Public Works; and
 - d. Additional reports shall be submitted as required by the Director and the Fire Department;
50. Within 30 days following the approval date of this grant, as provided in the Mitigated Negative Declaration, the permittee shall deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Plan. The permittee shall retain the services of a qualified Environmental and/or Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.
County Counsel

December 10, 2004

TDD
(213) 633-0901
TELEPHONE
(213) 974-1857
TELECOPIER
(213) 617-7182

Agenda No. 13
10/26/04

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012


**Re: VESTING TENTATIVE PARCEL MAP NUMBER 26903
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced subdivision which proposes to create five commercial parcels on the subject property in the Quartz Hill Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By 
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

PJG:di

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE PARCEL MAP NUMBER 26903**

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly noticed public hearing on this proposed Vesting Tentative Parcel Map No. 26903 on October 26, 2004. The Los Angeles County Regional Planning Commission ("Commission") conducted its duly noticed public hearing on this proposal on June 9, 2004. This tentative parcel map request was heard concurrently with Conditional Use Permit No. 02-301-(5) and Zone Change No. 02-301-(5).
2. The applicant is proposing to construct a commercial development consisting of a Walgreens drug store, two restaurants, retail shops, and a bank on the subject property.
3. Vesting Tentative Parcel Map No. 26903 is a proposal to subdivide the subject property into five commercial lots.
4. The subject site is located at the northwest corner of Avenue N and 50th Street West in the Quartz Hill Zoned District.
5. The irregularly shaped property is 4.88 net acres (5.16 gross acres) in size with level topography. The site is currently vacant.
6. At the time this tentative tract map application was filed, the project site was zoned A-1-10,000 (Light Agricultural-10,000 square feet minimum lot area). On October 26, 2004, the Board approved Zone Change No. 02-301-(5) which rezoned the subject property C-2-DP (Neighborhood Business-Development Program). The zone change has become effective.
7. Surrounding zoning is A-10,000 to the north, east, and west. Property across the street to the south is located within the City of Palmdale and is zoned C-3 (General Commercial).
8. There are single-family residences and vacant properties to the north, east, and west of the project site. An Albertson's supermarket (77,349 square feet), a gas station/convenience store, and retail shops are currently under construction on the property to the south within commercial zoning in the City of Palmdale.
9. The project is consistent with the C-2-DP zoning classification. Pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code"), property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved

development program contained therein. Commercial uses such as supermarkets, drug stores, restaurants, and banks are permitted in the C-2 zone, pursuant to Section 22.28.130 of the County Code.

10. The property is depicted in the Urban 1 1/2 (up to 2.0 dwelling units/acre) land use category of the Antelope Valley Areawide General Plan Land Use Policy Map. This category permits residential development. However, the Plan provides an "Unmapped Neighborhood Commercial" category that allows locally-serving commercial uses in areas not designated for commercial development subject to the following Unmapped Neighborhood Commercial Conditions for Development:

A. Location

- i. The proposed use should be located on the major roadways or at community focal points such as major intersections and established neighborhood shopping facilities.
- ii. The proposed use should be located and designed so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking, and circulation patterns.
- iii. The necessary public services should be readily available.

B. Scale

- i. The scale of local service uses, in terms of acreage and permitted floor area, should be limited to that which can be justified by local community and neighborhood needs. In most instances, such uses, individually or in aggregate, should not exceed five acres in size.
- ii. The height of proposed service facilities should not exceed the general profile established by existing uses, and should in no event exceed that permitted in the neighboring residential development.
- iii. The overall scale and intensity of proposed local service uses should be in keeping with the surrounding neighborhood or community setting.

C. Design

- i. The site should be to the extent possible compact and regular in shape to minimize impacts upon adjacent non-commercial developments.

- ii. The facility should be designed and operated in such a fashion as to minimize the negative impacts upon adjacent lands:
 - a. All outdoor lighting should be oriented away from residential areas;
 - b. All parking lot and loading areas shall be suitably screened from adjacent residences to minimize noise, fumes, etc.;
 - c. The site should be landscaped so as to cause it to blend into the surrounding area more easily;
 - d. Development of the site should reflect locally recognized architectural themes and enhance overall community character; and
 - e. All roof equipment should be screened from the view of adjacent residents.
- iii. Local commercial signs and graphic displays should generally be confined to the façade surface of the business establishment, and should not project above the roof line nor disrupt the architectural design of the structure.
- iv. Free-standing signs should generally be discouraged, and permitted only where they are determined to be aesthetically and functionally appropriate.
- v. Off-site signs should be prohibited.

D. Access and Traffic

- i. The design of the project should insure that anticipated traffic generation does not adversely impact streets and highways. Wherever possible, access from adjacent interior residential streets should be prohibited.
 - ii. Access, egress, and on-site parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding neighborhood and community land use patterns.
11. The project complies with the criteria required for the "Unmapped Neighborhood Commercial" category in that the proposed use is located at the intersection of two major highways, Avenue N and 50th Street West with access provided from these highways, rather than from adjacent residential streets, thereby minimizing impacts to the surrounding neighborhood.

12. The proposed use is located and designed so as not to invade or disrupt existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns since the project is required to provide traffic improvements including the dedication of additional street right-of-way and payment for the cost of installation of a traffic signal at the intersection of Avenue N and 50th Street West. Necessary public services such as water, sewer, and utilities are readily available.
13. The five proposed commercial buildings, which total approximately 34,560 square feet and 16 percent lot coverage, consist of a Walgreens drug store, two restaurants, retail shops, and a bank. These commercial uses can be justified by local community and neighborhood needs.
14. The proposed buildings are all one-story and do not exceed a height of 33 feet. The buildings are proposed to be designed in an "Early California" architectural style which reflects locally recognized architectural themes. The overall scale, design and intensity of proposed local service uses are in keeping with the surrounding neighborhood.
15. To minimize impacts to adjacent non-commercial developments, a 400-foot long, six to eight feet high concrete masonry wall shall be constructed on the northern property boundary adjacent to single-family residences.
16. The conceptual landscape plan depicts landscaping provided on all street frontages and throughout the project site, resulting in approximately 15 percent net lot area landscaped.
17. All roof equipment shall be required to be screened and all outdoor lighting shall be oriented away from residential areas. Local commercial signs and graphic displays shall be confined to the façade surface of the business establishment and shall not project above the roof line nor disrupt the architectural design of the structure. A maximum of one free-standing sign shall be permitted on each lot. Off-site and outdoor advertising signs shall be prohibited.
18. Findings 11 through 17, above, also demonstrate that the proposed commercial center also conforms to the following goals and is consistent with the following policies of the Los Angeles Countywide General Plan ("General Plan"):
 - A. Goal: To maintain and enhance the quality of existing residential neighborhoods.

Policy: Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design, and locational controls. (P4)

- B. Goal: To situate commercial activities in viable clusters that conveniently serve their market areas.
- Policy: Place major emphasis on channeling new intensive commercial development into multipurpose centers. (P6)
- C. Goal: To encourage high quality design in all development projects, compatible with, and sensitive to, the natural and manmade environment.
- Policy: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic. (P15)
19. Conditional Use Permit No. 02-301-(5) is a related request to construct five new commercial buildings on the project site in compliance with the requirements of the C-2-DP Zone.
20. At its public hearing, the Commission received oral and written testimony regarding the proposed development including staff's presentation and the applicant's presentation.
21. One person testified at the public hearing before the Commission stating concerns about impacts from the proposed development on adjoining residential uses.
22. Several comment letters were submitted regarding the project. The City of Palmdale requested that the project be required to match the City's roadway alignment by providing dedication of 63 feet and 72 feet of right-of-way from the centerline on Avenue N and 50th Street West, respectively. However, the County Department of Public Works determined that the traffic study did not warrant provision of the additional right-of-way. The Quartz Hill Town Council Executive Committee submitted a letter thanking the applicant for presenting the project to the community. A nearby property owner expressed opposition to the project due to concerns about adverse commercial impacts and a desire to maintain the residential character of the community. The applicant's traffic engineer also submitted a correction of the traffic study's recommended mitigation measures for street right-of-way dedication.
23. At the public hearing before the Board, planning staff made a brief presentation. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board and no correspondence was presented.
24. Access to the proposed development will be provided from Avenue N and 50th Street West.

25. The proposed use is required to comply with the development standards of the C-2-DP Zone pursuant to Section 22.20.210 of the County Code.
26. The proposed local serving commercial development is compatible with surrounding land use patterns. Property to the south is located within commercial zoning in the City of Palmdale and various commercial uses are currently under construction there. Residential development surrounds the subject property to the east, west, and north.
27. The proposed subdivision and the provisions for its design and improvement are consistent with the applicable goals and policies of the General Plan and the Antelope Valley Areawide General Plan.
28. The site is physically suitable for the type of development and density being proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Department of Public Works.
29. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
30. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
31. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
32. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the tentative map, provide adequate protection for any such easements.
33. The design of the subdivision and the type of improvements proposed will not conflict with public easements for access through or use of property within the proposed subdivision, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

40. This project is not *de minimus* in its effect of fish and wildlife resources. Therefore, the project is subject to payment of California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
41. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit 02-301-(5). Additionally, the mitigation measures contained in the Mitigated Negative Declaration are incorporated by reference into the conditions of approval for this permit.
42. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision in this matter is based is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has previously adopted the Mitigated Negative Declaration and certified that it had been completed in compliance with CEQA and the State and County CEQA Guidelines related thereto and adopted the Mitigation Monitoring Program for the project; and
2. Approves Vesting Tentative Parcel Map No. 26903 subject to the attached conditions.

**CONDITIONS OF APPROVAL
VESTING TENTATIVE PARCEL MAP NUMBER 26903**

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances) including the requirements of the C-2-DP zone, and all conditions of approval for Conditional Use Permit No. 02-301-(5) and the Mitigation Monitoring Plan.
2. Show Avenue N and 50th Street West as dedicated streets on the final map.
3. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.
4. Submit a copy of the project Covenants, Conditions, and Restrictions (CC&Rs) and maintenance agreement to the Department of Regional Planning for review and approval prior to final map recordation.
5. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.
6. Provide reciprocal easements over the multiple access strips for the benefit of the lots served and post with "No Parking" signs. Submit to the Department of Regional Planning for approval a notarized letter agreeing to record the easement documents when the lots are sold and a copy of the easement document.
7. Construct or bond with the Department of Public Works for driveway paving in widths as shown on the exhibit map marked Exhibit "A" (dated April 6, 2004) to the satisfaction of the Department of Regional Planning and the Fire Department.
8. Label all driveways required to be designated as fire lanes by the Fire Department as "Private Driveway and Fire Lane."
9. Post all driveways which are designated "Private Driveway and Fire Lane" with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the project Covenants, Conditions and Restrictions or maintenance agreement.
10. Provide for the ownership and continued maintenance of the private driveways through a maintenance agreement.

11. Submit three copies of a landscape plan which may be incorporated into a revised site plan, for review and approval by the Director of the Department of Regional Planning ("Director") as required by Conditional Use Permit No. 02-301-(5).
12. Within five days following the tentative map approval date, remit a \$1,275 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
13. Record the terms and conditions of Conditional Use Permit No. 02-301-(5) in the office of the County Recorder no later than the time of final map recordation.
14. Record a covenant agreeing to comply with the required environmental mitigation measures imposed by the Mitigated Negative Declaration for this project. Submit a copy of the covenant to the Director for approval prior to final map recordation.
15. Within 30 days following the approval date of this grant, as provided in the Mitigated Negative Declaration, the subdivider shall deposit the sum of \$3,000 with the Department of Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Plan. The subdivider shall retain the services of a qualified Environmental and/or Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.
16. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense.
17. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited

to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation.
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider in accordance with Section 2.170.010 of the Los Angeles County Code.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation and Department of Health Services.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
PARCEL MAP NO. 26903 (Rev.)

Page 1/2

TENTATIVE MAP DATED 04-06-2004
EXHIBIT "A" MAP DATED 04-06-2004

The following reports consisting of 15 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
PARCEL MAP NO. 26903 (Rev.)

Page 2/2

TENTATIVE MAP DATED 04-06-2004
EXHIBIT "A" MAP DATED 04-06-2004

7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

HW

Prepared by Henry Wong
MSW/PM26903L-REV4

Phone (626) 458-4915

Date 05-03-2004



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 26903

REVISED TENTATIVE MAP DATED 04/06/04
EXHIBIT MAP 04/06/04

DRAINAGE CONDITIONS

- ☒ Provide a hydrology study for design of drainage facilities. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- ☒ The subdivider shall be required to pay the County a cash fee for the purpose of contribution to the proposed regional drainage improvements in the Antelope Valley. The fee amount shall be determined according to the following schedule: \$2,000 per lot (single-family residential), \$10,000 per acre (commercial, manufacturing, or industrial), and \$1,000 per unit (condos and apartments). This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
- ☒ A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.
- ☒ Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 03/18/04 to the satisfaction of Public Works.

=====

GRADING CONDITIONS:

- ☒ A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
- ☒ A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name Curtis Page Date 05/03/04 Phone (626) 458-4921

CURTIS PAGE

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 26903
SUBDIVIDER World Premier Investments
ENGINEER B & E Engineers
GEOLOGIST Southern California Geotechnical
SOILS ENGINEER Southern California Geotechnical

TENTATIVE MAP DATED 4/6/04 (Revised)
LOCATION Quartz Hill

REPORT DATE 1/27/03 (Proj. No. 03G102-1)
REPORT DATE Same as above

☒ TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☒ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____, dated _____."
- ☒ The Soils Engineering review dated 4/14/04 is attached.


☒ TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- ☒ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by


Geir R. Mathisen

Reviewed by


Charles T. Nestle

Date 4/28/04

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.0
Job Number LX001129
Sheet 1 of 1

Tentative Parcel Map 26903

Location Quartz Hill
Developer/Owner World Premier Investments
Engineer/Architect B & E Engineering
Soils Engineer Southern California Geotechnical
Geologist Southern California Geotechnical

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated by Regional Planning 4/6/04
Soils Engineering Report Dated 1/27/03
Previous Review Sheet Dated 3/2/04

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by Brian D. Smith Reviewed by Fred F. Garib Date 4/14/04

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\gmepub\Soils Review\Smith\Parcel 26903, Quartz Hill, TPM-A_3.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide standard property line return radii of 27 feet at the intersection of Avenue N and 50th Street West.
2. Dedicate right of way 50 feet from centerline on Avenue N per C.S.B. 5907-7 and 50th Street West per CSB-3077-1 to the satisfaction of Public Works.
3. As shown on the tentative map, dedicate 9 feet of additional right of way beyond the 50 feet from centerline on 50th Street West along the property frontage to the satisfaction of Public Works.
4. Dedicate the right to restrict vehicular access on Avenue N and 50th Street West.
5. Construct curb, gutter, base, pavement, full-width sidewalk and plant street trees on Avenue N and 50th Street West to the satisfaction of Public Works.
6. If needed, provide off-site easement and/or right of way to allow for the construction of the off-site grading and transition improvements on Avenue N in the vicinity of the westerly property line and on 50th Street West in the vicinity of the northerly property line to the satisfaction of Public Works.
7. Construct off-site transition pavement on Avenue N westerly to join the existing pavement to the satisfaction of Public Works.
8. Construct off-site transition pavement on 50th Street West northerly to join the existing pavement to the satisfaction of Public Works.
9. Align the centerline of the westerly driveway on Avenue N with the centerline of the #1 driveway for Parcel Map 26612 on the south side of Avenue N to the satisfaction of Public Works.
10. Construct adequate pavement for a left-turn lane and transitions on Avenue N at the westerly driveway to the satisfaction of Public Works.
11. Restrict the easterly driveway on Avenue N to right-turn ingress and egress only. The proposed driveway entrance on 50th Street West may be restricted to right-turn ingress and egress only in the future due to the driveway's proximity to Avenue N.

TENTATIVE MAP DATED 04-06-2004
EXHIBIT "A" MAP DATED 04-06-2004

12. If left-turn access on 50th Street West at the entrance driveway is still allowed at the time of final map approval, construct adequate pavement for a left-turn lane and transitions to 50th Street West at the entrance driveway to the satisfaction of Public Works. Left-turn access at this location may be prohibited in the future due to the driveway's proximity to Avenue N.
13. Construct adequate pavement on 50th Street West to provide exclusive left-turn lane, right-turn lane, and transition pavement at Avenue N to the satisfaction of Public Works. Dedication of additional right of way is required.
14. Construct drainage improvements and offer easements needed for street drainage or slopes. Reconstruct existing drainage improvements along 50th Street West and Avenue N, as needed, to the satisfaction of Public Works.
15. Underground all existing and new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
16. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on Avenue N and 50th Street West to the satisfaction of Public Works. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street light plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
 - c. The proposed development is within an existing Lighting District. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 26903 (Rev.)

Page 3/3

TENTATIVE MAP DATED 04-06-2004
EXHIBIT "A" MAP DATED 04-06-2004

17. Prepare signing and striping plans for Avenue N and 50th Street West abutting this subdivision including the off-site portions providing transition pavement to the satisfaction of Public Works.
18. Relocate traffic signals at the intersection of 50th Street West and Avenue N, as needed, to the satisfaction of Public Works.
19. Comply with the traffic mitigation measures as identified in the attached March 30, 2004 and July 1, 2003 letters from our Traffic and Lighting Division to the satisfaction of Public Works.
20. A deposit is required to review documents and plans for final map clearance.

Prepared by Sheila Christensen

Phone (626) 458-4915

Date 05-03-2004

Reviewed by Henry Wong *-HW*

MSW/PM26903R-REV4



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: T-4

March 30, 2004

Mr. Jerry Overland, P.E.
Overland Traffic Consultant, Inc.
25876 The Old Road, No. 307
Santa Clarita, CA 91381

Dear Mr. Overland:

**NEIGHBORHOOD RETAIL CENTER
REVISED TRAFFIC IMPACT ANALYSIS (JANUARY 2004)
PARCEL MAP NO. 26903
CONDITIONAL USE PERMIT 02301
QUARTZ HILL AREA**

We have reviewed the above-mentioned document. The proposed project is located at the northwest corner of the intersection of 50th Street West at Avenue N in the unincorporated area of the County of Los Angeles in Quartz Hills.

The project has been revised. The revised project now consists of a 3,000-square-foot bank, a 13,650-square-foot drug store, a 10,000-square-foot retail building, and two 4,000-square-foot fast-food restaurants with drive-thru service. The revised project is estimated to generate approximately 6,070 vehicle trips daily, with 451 and 562 vehicle trips during the a.m. and p.m. peak hours, respectively. Our previous comments in our memo of July 1, 2003 (copy enclosed), are still valid and applicable to the revised project with the exception of its proportionate shares of the cost for the mitigation measures for cumulative impacts at the following intersections.

50th Street West at Avenue N

The project's revised pro-rata share is 26.5 percent instead of 23.5 percent. Based on the City of Palmdale's cost of \$170,000 to install this signal, the developer shall be required to pay \$45,050.

Mr. Jerry Overland, P.E.
March 30, 2004
Page 2

30th Street West at Avenue N

The project's revised pro-rata share is 13.5 percent instead of 11.5 percent.

20th Street West at Avenue N

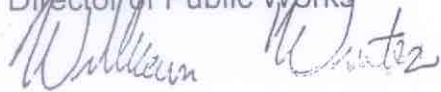
The project's revised pro-rata share is 10.5 percent instead of 9 percent

The project shall submit a conceptual striping plan at 30th Street West at Avenue N and 20th Street West at Avenue N which includes the existing and proposed striping along with a cost estimate for the improvements to Public Works for review and approval prior to issuance of any building permit(s). The project shall pay its proportionate share of the approved cost of the improvements.

If you have any questions, please contact Mr. Patrick Arakawa of our Traffic Studies Section at (626) 300-4867.

Very truly yours,

JAMES A. NOYES
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

PA:cn
EIR04025

Enc.

cc: Department of Regional Planning (Christina Tran)

bc: Land Development (Witler, Wong)



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
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www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

July 1, 2003

Mr. Jerry Overland, P.E.
Overland Traffic Consultants, Inc.
25876 The Old Road, No. 307
Santa Clarita, CA 91381

Dear Mr. Overland:

**PROPOSED NEIGHBORHOOD RETAIL CENTER
REVISED TRAFFIC IMPACT ANALYSIS (MAY 2003)
PARCEL MAP NO. 26903
CONDITIONAL USE PERMIT 02301
QUARTZ HILL AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is located at the northwest corner of the intersection on 50th Street West at Avenue N in the unincorporated area of Quartz Hill.

The proposed project consists of an application for a parcel map to create five commercial lots and for a conditional use permit to develop a shopping center. The shopping center will consist of a 2,710-square-foot restaurant with a drive-thru, a building either for a 4,000-square-foot restaurant with a drive-thru or for a 5,500-square-foot retail shop, a 13,650-square-foot drug store, a 2,880-square-foot bank, and a 10,000-square-foot building for speciality retail. The proposed project based on the worst-case scenario with credits for internal capture and pass-by trips is estimated to generate approximately 5,398 vehicle trips daily, with 384 and 513 vehicle trips during the a.m. and p.m. peak hours, respectively.

We agree with the study that the traffic generated by the project alone will significantly impact the intersection of 50th Street West at Avenue N. The following improvements shall be the sole responsibility of the project and be made a condition of approval to be in place prior to the issuance of any building permit(s).

50th Street West at Avenue N

North Approach: One exclusive left-turn lane, one through lane, and one exclusive right-turn lane (add exclusive right-turn lane).

Detailed striping plans along project frontage and the above-mentioned improvement shall be prepared and submitted to Public Works for review and approval. The project proposed to have left-turn ingress access for the westerly driveway on Avenue N. In order to provide left-turn ingress access, the driveway may be required to relocate easterly to align with the proposed easterly Albertson driveway. Our Traffic Design Section shall be contacted in regard to left-turn ingress access and realignment of the westerly driveway.

We agree with the study that the cumulative traffic generated by the project and other related projects will significantly impact the following County and County/City shared intersections. The project shall contribute its proportionate share of the cost for the following mitigation measures:

50th Street West at Avenue N

North Approach: One exclusive left-turn lane, one through lane, and one shared through/right-turn lane (add one through lane).

East Approach: One exclusive left-turn lane, one through lane, and one shared through/right-turn lane (add one through lane).

West Approach: One exclusive left-turn lane, two through lanes, and one exclusive right-turn lane (add exclusive right-turn lane).

Install traffic signal.

The project's pro-rata share is 23.5 percent.

30th Street West at Avenue N

East Approach: One exclusive left-turn lane and one shared through/right-turn lane (add exclusive left-turn lane).

Mr. Jerry Overland
July 1, 2003
Page 3

West Approach: One exclusive left-turn lane and one shared through/right-turn lane (add exclusive left-turn lane).

The project's pro-rata share is 11.5 percent.

20th Street West at Avenue N

East Approach: One exclusive left-turn lane and one shared through/right-turn lane (add exclusive left-turn lane).

West Approach: One exclusive left-turn lane and one shared through/right-turn lane (add exclusive left-turn lane).

The project's pro-rata share is 9 percent.

Conceptual striping plans and cost estimates for each improvement shall be submitted to Public Works for review and approval.

We agree with the study that the project will not have any significant impact to the Congestion Management Program monitored intersections, arterials, and freeways.

If you have any questions regarding the review of the document, please contact Mr. Nickolas VanGunst of our Traffic Studies Section at (626) 300-4768; for questions regarding striping plans, please contact Mr. Sam Richards or Ms. Huong Quach of our Traffic Design Section at (626) 300-4842 and (626) 300-4799, respectively.

Very truly yours,

JAMES A. NOYES

Director of Public Works


WILLIAM J. WINTER

Assistant Deputy Director
Traffic and Lighting Division

NV:cn
T-4/EIR03171

cc: Department of Regional Planning (Christina Tran)

bc: T. M. Alexander
Land Development (Witler, Wong), Traffic and Lighting (Amundson, Chinn, Muñoz)

TENTATIVE MAP DATED 04-06-2004
EXHIBIT "A" MAP DATED 04-06-2004

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each parcel/building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Off-site improvements are required.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.
6. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
7. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Prepared by Nathan Howells
Reviewed by Henry Wong HW
MSW/PM26903SW-REV4

Phone (626) 458-4921

Date 05-03-2004

TENTATIVE MAP DATED 04-06-2004
EXHIBIT "A" MAP DATED 04-06-2004

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each commercial parcel in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
5. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Prepared by Nathan Howells
Reviewed by Henry Wong *HW*
MSW/PM26903SW-REV4

Phone (626) 458-4921

Date 05-03-2004



FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040WATER SYSTEM REQUIREMENTS - UNINCORPORATEDSubdivision No. 26903 Tentative Map Date April 6, 2004 and ExRevised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 3000 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required fire flow for private on-site hydrants is 1250 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 3 public fire hydrant(s). Upgrade / Verify existing public fire hydrant(s).
- Install 1 private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date May 1, 2004



FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 26903 Map Date April 6, 2004 and Ex

C.U.P. 02-301 Vicinity West Quartz Hill

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments:

By Inspector: Janna Masi Date May 1, 2004

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # 26903 DRP Map Date: 04/06/2004 SCM Date: / / Report Date: 04/29/2004
Park Planning Area # 47A QUARTZ HILL Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.00
IN-LIEU FEES:	\$0

Conditions of the map approval:

The park obligation for this development will be met by:

This project is exempt from park obligation requirements because:

Non-residential subdivision.

Trails:

No trails.

Comments:

Proposed project is a local shopping center.

Contact Patrocenia T. Sobrepeña, Acting Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Tonda Lay, Trail Coordinator at (213) 351-5135.

By: James Barber
James Barber, Advanced Planning Section Head

Supv D 5th
April 28, 2004 15:11:11
QMB02F.FRX



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # 26903
Park Planning Area # 47A

DRP Map Date: 04/06/2004
QUARTZ HILL

SMC Date: / /

Report Date: 04/29/2004
Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{AFMV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

AFMV/Acre = Average Fair Marketed Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.18	0.0030	0	0.00
M.F. < 5 Units	2.71	0.0030	0	0.00
M.F. >= 5 Units	2.12	0.0030	0	0.00
Mobile Units	2.42	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.00

Park Planning Area = 47A QUARTZ HILL

Goal	Acre Obligation	AFMV / Acre	In-Lieu Base Fee
@(0.0030)	0.00	\$59,000	\$0

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	AFMV / Acre	In-Lieu Fee Due
0.00	0.00	0.00	0.00	\$59,000	\$0



COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 • FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



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April 15, 2004

Parcel No: 26903

Vicinity: Palmdale

Tentative Map Date: April 6, 2004 (4th Revision)

The Los Angeles County Department of Health Services' approval for **Vesting Tentative Parcel Map 26903** is unchanged with the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Los Angeles County Water Works District #40**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #14** as proposed.

If you have any questions or need additional information, please contact Becky Valenti at (626) 430-5380.

Respectfully,

Patrick Nejadian, Chief E.H.S.
Mountain and Rural/Water, Sewage, and Subdivision Program